

**SPECIAL JOINT REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
OCTOBER 22, 1999**

The meeting called to order as the City Council by Deputy Mayor Wear at 10:05 a.m.

Roll Call      Mathis, Kehoe, Stevens, Warden, Stallings,  
                      McCarty, Vargas, and Deputy Mayor Wear

City Manager, Michael T. Uberuaga  
City Attorney, Casey Gwinn  
City Attorney, Leslie Devaney  
Secretary, Charles Abdelnour  
Secretary, Joyce Lane

Excused      Golding

The meeting adjourned as the City Council at 10:25 a.m.

The meeting reconvened as the Special Joint Redevelopment Agency/City Council meeting at 10:28 a.m.

Deputy Mayor Wear, said there are copies of the summary of all of the action items that we're involved in today's hearing, in the back for the public.

**Joint Meeting and Concurrent Public Hearings**

7. **Sports/Entertainment District and Related Matters: (A) Continued Concurrent and Joint Meeting of the City Council and Redevelopment Agency on the Proposed Third Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (with the possibility of reopening the Joint Public Hearing on the proposed Third Amendment to the Redevelopment Plan if changes are proposed by the Council/Agency); (B) Continued Concurrent Public Hearings by the Redevelopment Agency on the (1) Proposed First Amendment to the Centre City East Focus Plan; (2) Proposed First Amendment to the Historic Preservation Focus Plan; (3) Proposed First Amendment to the Implementation Plans for the period of July 1999 - June 2004 for the Centre City and Horton Plaza Redevelopment Projects.**

(RA 2000-40 Cor. Copy 10/13/99)

Item A. Resolution certifying the Final Subsequent Environmental Impact Report to the Final Master Environmental Impact Report as it pertains to the proposed Ballpark and Ancillary Development Projects and Amendments to the Centre City Redevelopment Plan, Centre City East Focus Plan, Historic Preservation Focus Plan and the Centre City Implementation Plan;

(RA 2000-34)

Item B Resolution approving the Proposed Third Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and the Report to City Council;

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

### Item 7 (Continued)

(RA 2000-36)

Item C. Resolution adopting Proposed Amendment to the Centre City East Focus Plan;

(RA 2000-37)

Item D. Resolution adopting Proposed Amendment to the Historic Preservation Focus Plan and;

(RA 2000-38)

Item E. Resolution adopting Proposed Amendments to the Centre City Implementation Plan.

See Centre City Development Corporation reports dated September 23, 1999, October 7, 1999 and October 20, 1999.

Council Companion Item No. 701.

### **Centre City Development Corporation's Recommendations:**

**Background:** On October 5, 1999 the City Council and Redevelopment Agency conducted a Concurrent and Joint Public Hearing on the proposed Third Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, the City Council conducted Concurrent Public Hearings on the proposed amendments to the Community Plan and Centre City Planned District Ordinance and the Agency conducted Concurrent Public Hearings on the proposed First Amendments to the Centre City East and Historic Preservation Focus Plans and the Implementation Plans for the Horton Plaza and Centre City Redevelopment Projects, all amendments pertaining to the proposed Sports/Entertainment District. The Council and Agency closed the public hearing on the proposed Third Amendment to the Redevelopment Plan (only) and continued the concurrent hearings and the joint meeting to October 22, 1999.

**Recommendation:** Conduct the continued Concurrent Public Hearings of the Council on the proposed amendments to the Centre City Community Plan and Centre City Planned District Ordinance, Conduct the continued Concurrent Public Hearings of the Agency on the proposed First Amendments to the Centre City East and Historic Preservation Focus Plans and the Implementation Plans for the Centre City and Horton Plaza Redevelopment Projects, Conduct the continued Joint Meeting of the Council and Agency on the proposed Third Amendment to the Redevelopment Plan, Close all Public Hearings and Continue the Joint Meeting to October 26, 1999.

Pam Hamilton, project manager, Centre City Development Corporation, gave a brief overview of the October 5<sup>th</sup> hearing, and discussed the chart and summary dated October 25, 1999. She said Walter Rask, Bruce McIntyre, and staff available to answer questions.

Deputy Mayor Wear stated, we will take public testimony on any issue that we did not address on October 5<sup>th</sup> that is on today's docket.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

### Item 7 (Continued)

Brad Richter, staff, Centre City Development Corporation, summarized the information that was distributed relating to the amendments to the sports/entertainment district.

### Public Testimony - In Opposition

Tom Arena, spoke in opposition to the traffic congestion that will occur downtown with the ballpark.

Walter Shannon, in opposition, not present.

Phil Hart, spoke in opposition, there is no centralized parking area, like at Qualcomm Stadium.

Christian Michaels, said he submitted a letter for the record addressing project costs and risks to the proposed project.

Cynthia Ireland, chair, Greater Golden Hill Planning Committee, and co-chair for CARE. She said there has been a lot of information on the final SEIR, that it should be recirculated, so that the public can review.

Jim Pugh, representing San Diego Audubon Society, had concerns about sweeping after the games, traffic, exhaust fumes from cars, parking, and modifying the storm drains in the area.

Lou Cummin, spoke on the homeless in our community.

Dwight Warden, attorney, representing Clairon Bay View Hotel, said he distributed a letter with copies for council review, and addressed the issues. He said the Clairon is located diagonally right across from the open end of the stadium, and our review indicates that they would be severely impacted.

Courtney Ann Coyle, representing San Diego, Archeological Center, that they are the largest tenant in the reincarnation project. He addressed concerns about the impacts to the leasehold on pages V177 through V180 in the final subsequent EIR.

E. Miles Harvey, spoke on the fireworks, the noise, and lives about one mile from the proposed ballpark, and how it will affect the community.

Steven Segall, representing, the Fans Union, serving the interest of sports fans, said a poll was conducted and we do not want this project downtown, and not to use public funds. He distributed a letter.

Frankie Giles, spoke on behalf of the produce vendors in San Diego. He said where are we going to be relocated, that we provide service to the hotels and restaurants throughout San Diego.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

### Item 7 (Continued)

#### Public Testimony - In Opposition

Brad Thornberg, said that assistance be provided to the property owners and occupants in the areas that are affected.

Fred Williams, spoke in opposition to the use of public money to build the ballpark.

Diane Dixon, said this project does not have the funding, and consider postponing certification if the EIR.

Gary Boatwright, talked about private and public transportation, and traffic that will impact the community, and surrounding areas.

#### Public Testimony - In Favor

Father Joe Carroll, said he hears the fireworks from Seaport and SeaWorld, and wakes him up, but does not mind it. That we're ready to expand our program, and have jobs for the homeless. He said the ballpark will benefit the City of San Diego and the community.

Laurie Black, representing Downtown Partnership, and her family. She said the EIR is an analysis and we have looked at it closely with my organization of what is going to be the most, and the negative impacts. Ms. Black said this project is gigantic like Mission Bay and Horton Plaza, and will benefit the City of San Diego and the community.

Tom Fat, in favor, not present.

Jack Burkman, business owner, former chair, Gaslamp Quarter Association. He said without growth and redevelopment this will make us a great city, and look forward to the ballpark.

Barbara Glinsky, said we can take public transportation to the ballgames, and move forward with the proposed project.

Jim Schmidt, representing himself, said we are going to be the best downtown in the United States of all the major cities. He said we can take the trolley, the bus. park our cars and walk to the ballpark.

Fred Bernowski, Senior Vice President, City National Bank, President, Downtown Rotary Club, member, Board of Director of San Diego Symphony, representing himself, that this ballpark will benefit the downtown area, and to move forward.

Pat Crewer, representing himself, that this project will be great for the city, and the downtown area.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

### Item 7 (Continued)

#### Public Testimony - In Favor

Lou Massadi, professor emeritus, urban planning and management, Northwestern University, Chicago, resident of downtown, this project is significant for the future of the city, the community, and to move forward.

Fritz Ahern, in favor, unable to stay.

Janice Lafrenzier, said in support of the project when it first started, work downtown, and that traffic will increase by 5% and by 2000 only 2%, that's not much.

Paula Forbis, representing, Environmental Health Coalition, and the Environmental Health Coalition has reviewed the draft and final EIR for the proposed ballpark project. She said worked with the Padres, city staff, and other organizations on various issues. Ms. Forbis, said the ENC will remain neutral on the development of the ballpark.

Billy Paul, said working together on mitigation has worked with historical preservation, and environmental issues, and to move forward.

Augie Vernao, representing, Chicano Federation, we support staff's recommendation, and to move forward with the EIR.

Jeff Jaycoat, in favor, unable to stay.

Steve Mueller, in favor, unable to stay.

Carol Iseman, in favor, unable to stay.

Tom Carter, third generation San Diegan, spoke in support, this project will provide an opportunity for the future of San Diego, and 5,000 housing units in this development.

Ron Mancil, chair, Midway pacific Corridor Advisory Committee, said we reviewed this project two years ago, and found it to be well thought out. The ballpark, hotels, shops will put new life into this area, and enhance property values.

Jose Morales, Executive Director, Latino Builders Industry Association, said has a 6 year old son, would love to bring him downtown to see the ballgames, and there would be other things to do after the game, not like Los Angeles. He said this project will provide jobs for Latino contractors and many contracts in the construction industry.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

### Item 7 (Continued)

#### Public Testimony - In Favor

Midge Costanza, said this project benefit the community, and will make America's finest city, and not America's finest town.

Robert Brandy, President and CEO of Winning Opportunities for Responsible Contractors, we support this project, will provide jobs for contractors.

Bonnie Bretenstein, in favor, unable to stay.

Terry Arnett, in favor, unable to stay.

John Baumgardner, President, Ace Parking, said Ace feels that there will be no parking problems, and to move forward with the project.

Angela Harris, said this project will provide jobs for those unemployed, and will benefit the community.

Kevin McNamara, in support, unable to stay.

Robert Brandy, in support, unable to stay.

Bill Geppert, board member, EDC and the Chamber, we are in support of moving this project. This project can transform the region, very much like Balboa Park, Horton Plaza, the Gaslamp District, the Convention Center will add a wonderful dimension to this great city.

Ben Haddad, he concurred with Bill Geppert's comments.

Jim Fitzpatrick, publisher, San Diego Magazine, said the citizens of San Diego voted for a ballpark, the downtown area has been chosen to be the best place. He said this is the best thing that's ever happened for us.

Mr. Fitzpatrick talked about Camden Yards, that it is next to the convention center and there are no large traffic arteries.

John Davies, in support, unable to stay.

Doug Barnhart, in support, unable to stay.

Rich Lassiter, in favor, did not speak.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

### Public Testimony - In Opposition

Cynthia McNair, private citizen, residential and business owner in downtown San Diego, said lives with the parking, and couldn't find a place to park unless you valet parked. She said parking is an issue.

Catherine Smith, in opposition, unable to stay.

Breena Ray Shuckman, said forcing individual homeowners out of their refurbished homes, that they pay for cleaning up poisons under their home that they did not put there.

Member Barbara Warden, chaired meeting at 12:06 p.m.

Deputy Mayor Wear, chaired meeting at 12:09 p.m.

Deputy Mayor Wear stated we'll close the public testimony on Agency Item No. 7, and Council Item No. 701.

8. **First Hotel (Sixth & J Street Site) Amendments: (A) Continued Concurrent and Joint Meeting of the City Council and Redevelopment Agency on the Proposed First Hotel Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (with the possibility of reopening the Joint Public Hearing on the proposed First Hotel Amendment to the Redevelopment Plan if changes are proposed by the Council/Agency); and (B) Continued Concurrent and Joint Meeting with the City Council on the proposed Centre City Development Permit No. 99-0490.**

(RA 2000-42 Cor. Copy 10/13/99)

Item A. Resolution Certifying Final Subsequent Environmental Impact Report as it pertains to the Proposed First Hotel Amendment to the Centre City Redevelopment Plan;

(RA 2000-35)

Item B . Resolution approving the Proposed First Hotel Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and the Report to City Council and;

(RA 2000- )

Item C. Resolution approving the Proposed Centre City Development Permit No. 99-0490 pertaining to the Hotel Development provided for by the First Hotel Amendment.

See Centre City Development Corporation reports dated September 23, 1999, October 7, 1999 and October 20, 1999.

Council Companion Item No. 702.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 22,1999

### Item 8 (Continued)

#### **Centre City Development Corporation's Recommendations:**

**Background:** On October 5, 1999 the City Council and Redevelopment Agency conducted a Concurrent and Joint Public Hearing on the proposed First Hotel Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, the Council conducted Concurrent Public Hearings on the proposed First Hotel Amendments to the Centre City Community Plan and Planned District Ordinance, and the Council and Agency conducted a Joint Meeting on proposed Centre City Development Permit No. 99-0490. The Council and Agency closed the public hearing on the proposed First Hotel Amendment to the Redevelopment Plan (only) and the Council continued the Concurrent Public Hearings on the proposed First Hotel Amendments to the Community Plan and Planned District Ordinance and the Council and Agency continued the Joint Meeting on Centre City Development Permit No. 99-0490 to October 22, 1999.

**Recommendation:** Conduct the continued Concurrent Public Hearings of the Council on the proposed First Hotel Amendments to the Centre City Community Plan and Centre City Planned District Ordinance, Conduct the continued Concurrent and Joint Meeting of the Council and Agency on the proposed First Hotel Amendment to the Redevelopment Plan and Centre City Development Permit No. 99-0490, Close all Public Hearings and Continue the Joint Meeting to October 26, 1999.

Pam Hamilton gave a brief background on the proposed amendments to the Centre City Community Plan, the Centre City Plan District Ordinance and the Centre City Redevelopment Plan.

Brad Richter, staff, Centre City Development Corporation, gave an overview of the AmeriSuites Hotel.

#### Public Testimony - In Opposition

Christian Michaels, said these hotels will not be generating high-paying jobs with benefits.

Gary Boatwright, spoke in opposition to the two hotels, and the Port Authority.

Fred Williams, in opposition, unable to stay.

Steve Segall, talked about public funds being used to create this hotel project.

#### Public Testimony - In Favor

Tom Carter, in favor, unable to stay.

Herman Collins, spoke in support to rebuild downtown, move forward with the two hotels, and the ballpark.

Jose Morales, in favor, unable to stay.



REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

Item 8 (Continued)

Public Testimony - In Favor

Robert Brandy, in favor, unable to stay.

Janice Lafenier, said the AmeriSuites project is essential part of the downtown development.

Midge Costanza, in favor, unable to stay.

Deputy Mayor Wear closed the public hearing on Agency Item No. 8, and Council Item No. 702.

9. **Second Hotel Amendment (Sixth and L Street Site): (A) Continued Concurrent and Joint Meeting with the City Council on the proposed Centre City Development Permit No. 99-0491.**

(RA 2000-43 Cor. Copy 10/13/99)

Item A. Resolution certifying Final Subsequent Environmental Report as it pertains to Centre City Development Permit No. 99-0491 referred to in the Proposed Second Hotel Amendments and;

(RA 2000- )

Item B. Resolution approving Proposed Centre City Development Permit No. 99-0491 pertaining to the Hotel Development provided for by the Second Hotel Amendments.

See Centre City Development Corporation reports dated September 23, 1999, October 7, 1999, and October 20, 1999.

Council Companion Item No. 703.

**Centre City Development Corporation's Recommendations:**

**Background:** On October 5, 1999 the City Council conducted Concurrent Public Hearings on the proposed Second Hotel Amendments to the Centre City Community Plan and Planned District Ordinance, and the Council and Agency conducted a Joint Meeting on proposed Centre City Development Permit No. 99-0491. The Council continued the Concurrent Public Hearings on the proposed Second Hotel Amendments to the Community Plan and Planned District Ordinance and the Council and Agency continued the Joint Meeting on Centre City Development Permit No. 99-0491 to October 22, 1999.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

### Item 9 (Continued)

**Recommendation:** Conduct the continued Concurrent Public Hearings of the Council on the proposed Second Hotel Amendments to the Centre City Community Plan and Centre City Planned District Ordinance, Conduct the continued Concurrent and Joint Meeting of the Council and Agency on Centre City Development Permit 99-0491, Close all Public Hearings, and Continue the Joint Meeting to October 26, 1999.

Pam Hamilton, project manager, Center City Development Corporation, gave a brief background on the proposed amendments to the Centre City Community Plan and the Centre City Plan District Ordinance.

Brad Richter, staff, Center City Development Corporation, gave an overview of the Westin Hotel.

### Public Testimony - In Opposition

Dwight Warden, in opposition, unable to stay.

Gary Boatwright, said opposed to both of these hotel projects because they are part of a redevelopment welfare package for hundred millionaires.

Fred Williams, in opposition, unable to stay.

Diane Dixon, said this project has a lot of people that would be putting in hotels with or without a ballpark, and take advantage of the private development that is available that uses no tax dollars as this site would if the Frosts were to sell for a higher price obviously than they can get for a condemned property.

Steve Segall, said the Fans Union still believes that it's just not the right use for public funds.

Susan Brown, said the one issue she is concern about is the water situation and how it relates to the ballpark, the hotels, the surroundings neighborhoods and our bay, not only with the runoff but with the maintenance, but with the sewer system as well.

Deputy Mayor Wear stated to close the public hearing in Agency Item No. 9, and Council Item No. 8.

The Special Joint Redevelopment Agency/City Council adjourned at 2:00 p.m.

The Special Joint Redevelopment Agency/City Council reconvened at 2:05 p.m.

Deputy Mayor Wear stated this the continuation of the Special Joint Redevelopment Agency/City Council meeting, and we'll closed the hearing on items 7/701, 8/702 and 9/703. We will continue these items 7/701, 8/702, 9/703, and Council Item 704, to Tuesday, October 26, 1999 at 2:00 p.m.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 22, 1999

**Adjournment**

The meeting adjourned as the Special Joint Redevelopment Agency/City Council at 2:06 p.m.

---

Secretary of the Redevelopment Agency  
of the City of San Diego, California